

**ZB# 03-36**

**Allen Keller**

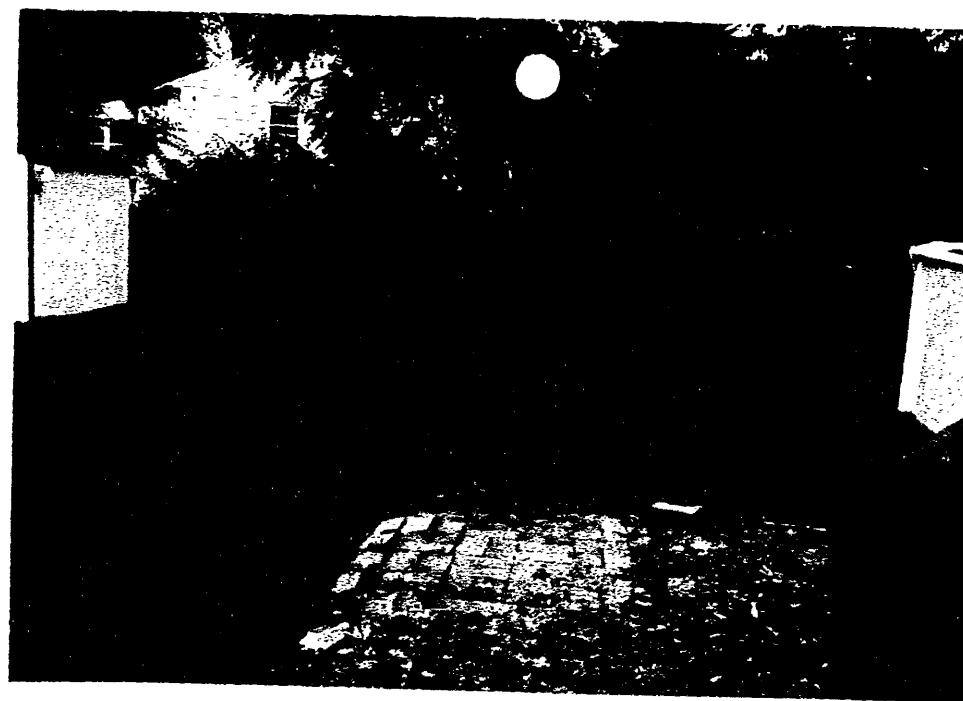
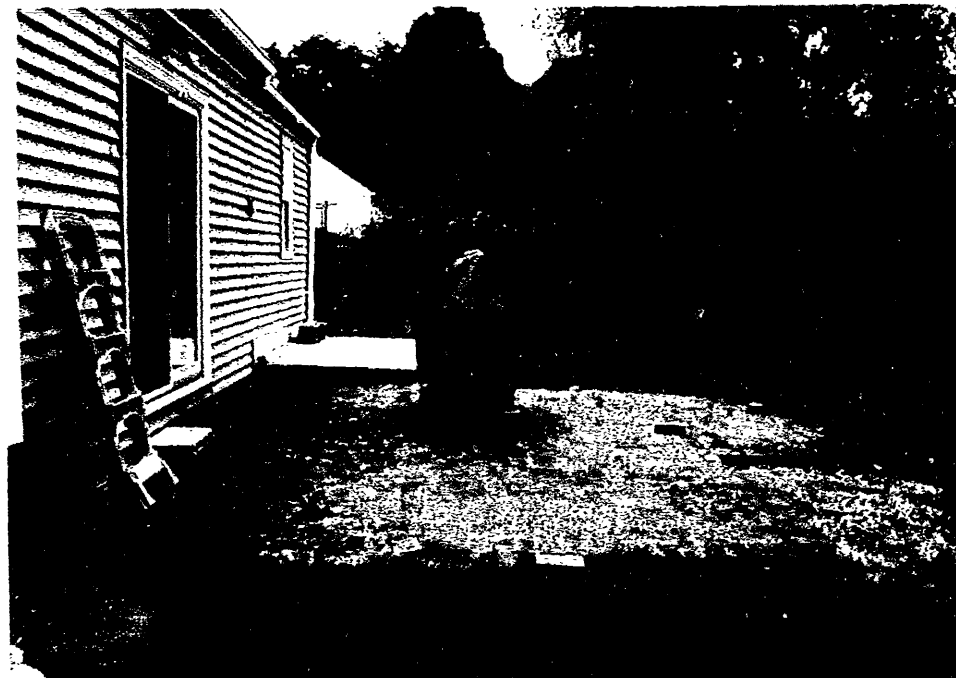
**19-3-5**

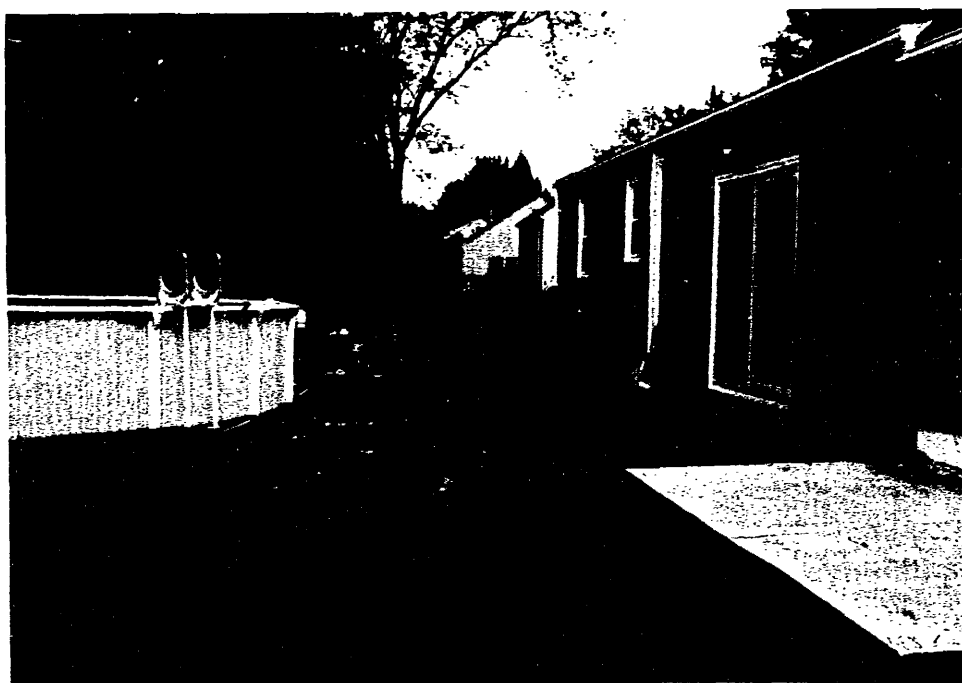
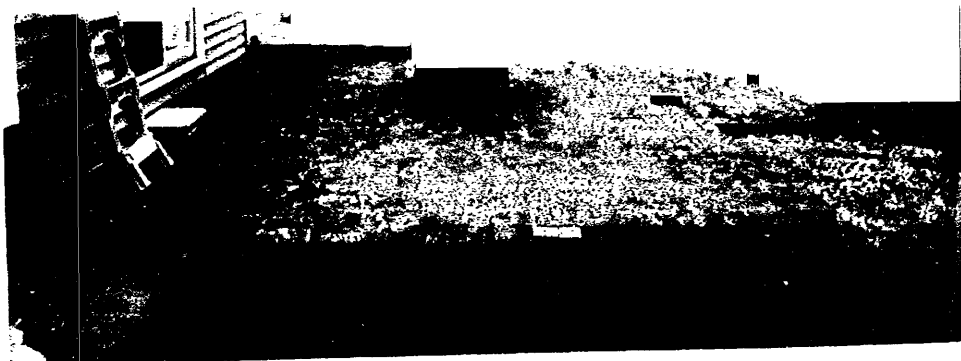
ZBA #03-36 ALLEN KELLER (AREA) 11  
21 HILTOP DRIVE (19-3-5)

ZBA  
**APPROVED**

8/11/03

568-0120







# **Town of New Windsor**

**555 Union Avenue**  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## **OFFICE OF THE ZONING BOARD OF APPEALS**

November 12, 2003

Mr. & Mrs. Allen Keller  
21 Hilltop Drive  
New Windsor, NY 12553

**SUBJECT: REQUEST FOR VARIANCE #03-36**

Dear Mr. & Mrs. Keller:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

---

Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 19-3-5

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**ALLEN AND STACY KELLER**

**AREA**

CASE #03-36

**WHEREAS**, Allen and Stacy Keller , owner(s) of 21 Hilltop Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 20 foot Rear Yard Setback for proposed pool deck in an R-4 Zone;

**WHEREAS**, a public hearing was held on August 11, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared on behalf of this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor of or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a residential property located in a neighborhood of residential properties.
  - (b) The deck will not divert the flow of water drainage nor create the ponding or collection of water.
  - (c) In erecting the deck, the applicants will not remove any trees or substantial vegetation.
  - (d) The property is serviced by municipal water and sewer and the deck will not be located on any easements or public easements.

- (e) The deck will be similar in size and appearance to other decks in the neighborhood.
- (f) The deck will be directly adjacent to an exit from the house. Without the deck, a person exiting the house at that point would be likely to sustain serious physical injury.

**WHEREAS**, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

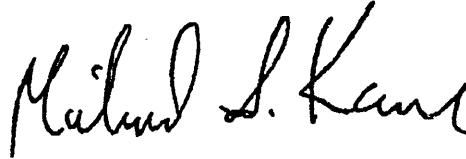
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 20 foot Rear Yard Setback for proposed pool deck in an R-4 Zone; as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: November 3, 2003

A handwritten signature in black ink, appearing to read "Michael S. Kaur". The signature is written in a cursive style with a large initial "M".

---

Chairman



**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

**DATE: June 20, 2003**

**APPLICANT: Allen Keller  
21 Hilltop Drive  
New Windsor, NY 12553**

**COPY**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 6/20/03**

**FOR : Proposed attached pool deck**

**LOCATED AT: 21 Hilltop Drive**

**ZONE: R-4 Sec/Blk/ Lot: 19-3-5**

**DESCRIPTION OF EXISTING SITE: Sec/Blk/Lot # 19-3-5**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

- 1. Pool deck will not meet minimum rear yard set-back of 40'.**

  
**BUILDING INSPECTOR**

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4    USE: G-8 Bulk Tables

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

40'

20'

20'

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

APPROVED

03-36

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plan and specification to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

JUN 17 2003

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit #: 2003-0712

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Allen Keller & Stacy Harris-Keller

Address 21 Hilltop Drive, New Windsor NY Phone # 845-568-0120

Mailing Address 21 Hilltop Drive, New Windsor NY Fax # \_\_\_\_\_

Name of Architect B/A

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor C. L. BOWEN, INC.

Address 48 TIPPIN/ LAI WALKER W/ Phone Side 3337

State whether applicant is owner, lessee, agent, architect, engineer or builder BUILDER

If applicant is a corporation, signature of duly authorized officer. [Signature]  
(Name and title of corporate officer)

1. On what street is property located? On the SOUTH side of HILLTOP  
(N, S, E or W)  
and 250' feet from the intersection of STREET

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N X

3. Tax Map Description: Section 19 Block 3 Lot 5

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy SINGLE FAMILY b. Intended use and occupancy SINGLE FAMILY

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other DECK

6. Is this a corner lot? No

7. Dimensions of entire new construction. Front - Rear 11 Depth 10 Height 4' No. of stories 0

8. If dwelling, number of dwelling units: 1 Number of dwelling units on each floor 1

Number of bedrooms 2 Baths 2 Toilets 1 Heating Plant: Gas ☒ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars 1

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \$1000.00 Fee \$1.50 CASH

**PAID**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
date

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**  
Pursuant to New York State Building Code and Town Ordinances

**Building Inspector: Michael L. Babcock**  
**Asst. Inspectors: Frank Lisi & Louis Krychear**  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4895 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

**INSTRUCTIONS**

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

\_\_\_\_\_  
(Signature of Applicant)

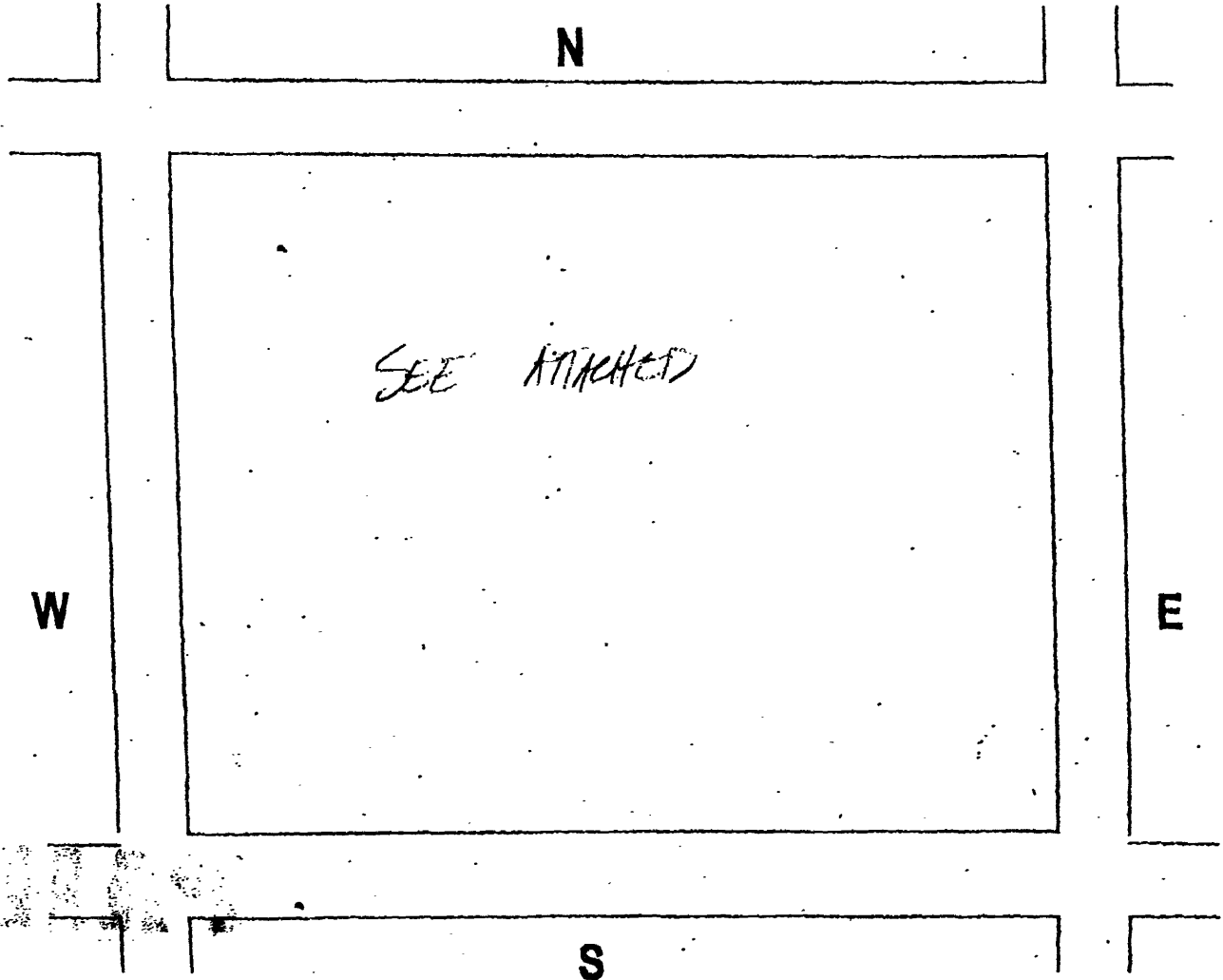
*Allen J. Keller*  
\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Address of Applicant)

*16 June 03*

**PLOT PLAN**

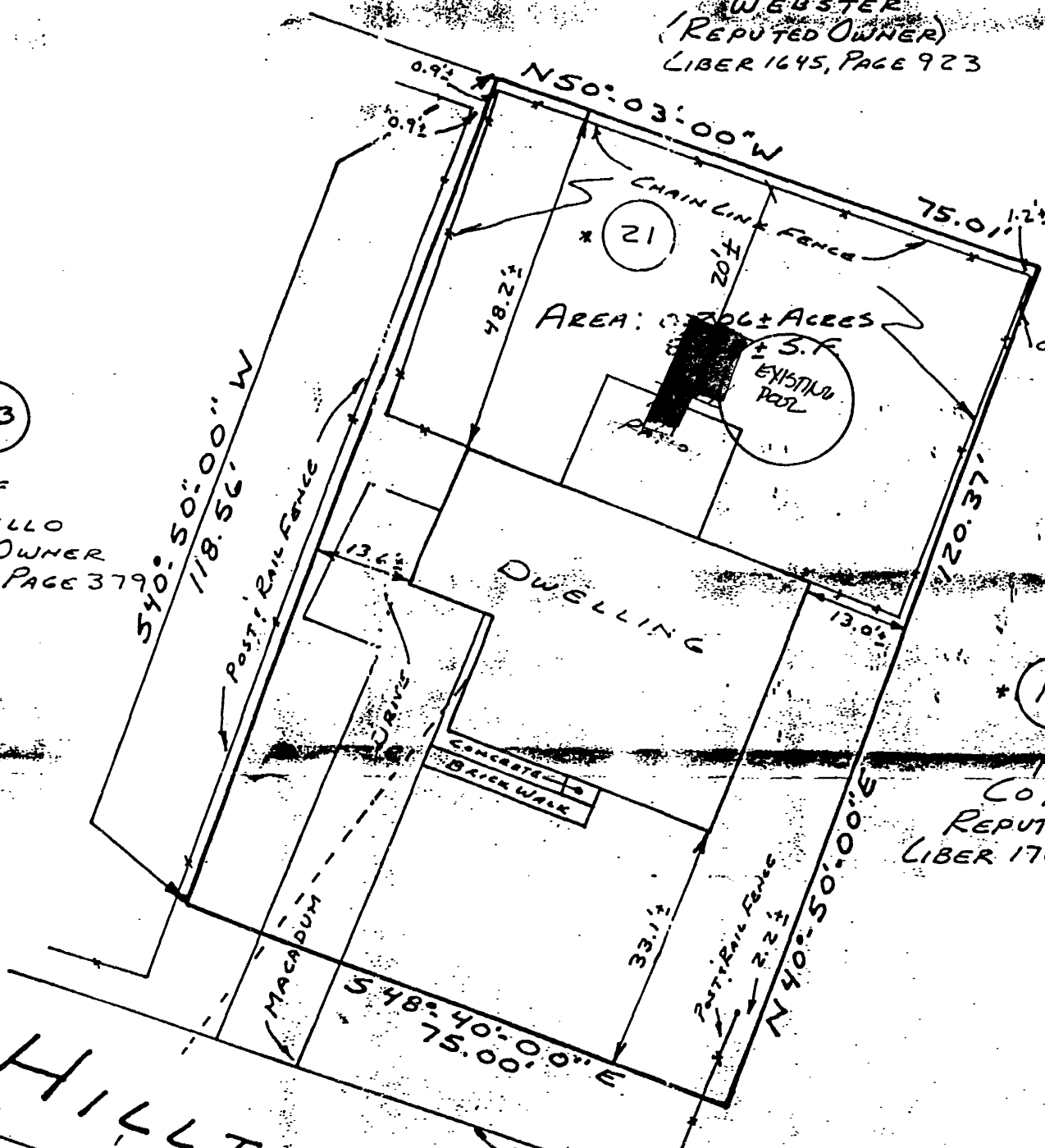
**NOTE:** Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



N/F  
 WEBSTER  
 (REPUTED OWNER)  
 LIBER 1645, PAGE 923

(23)  
 N/F  
 OSTELLO  
 (REPUTED OWNER)  
 LIBER 1236, PAGE 379

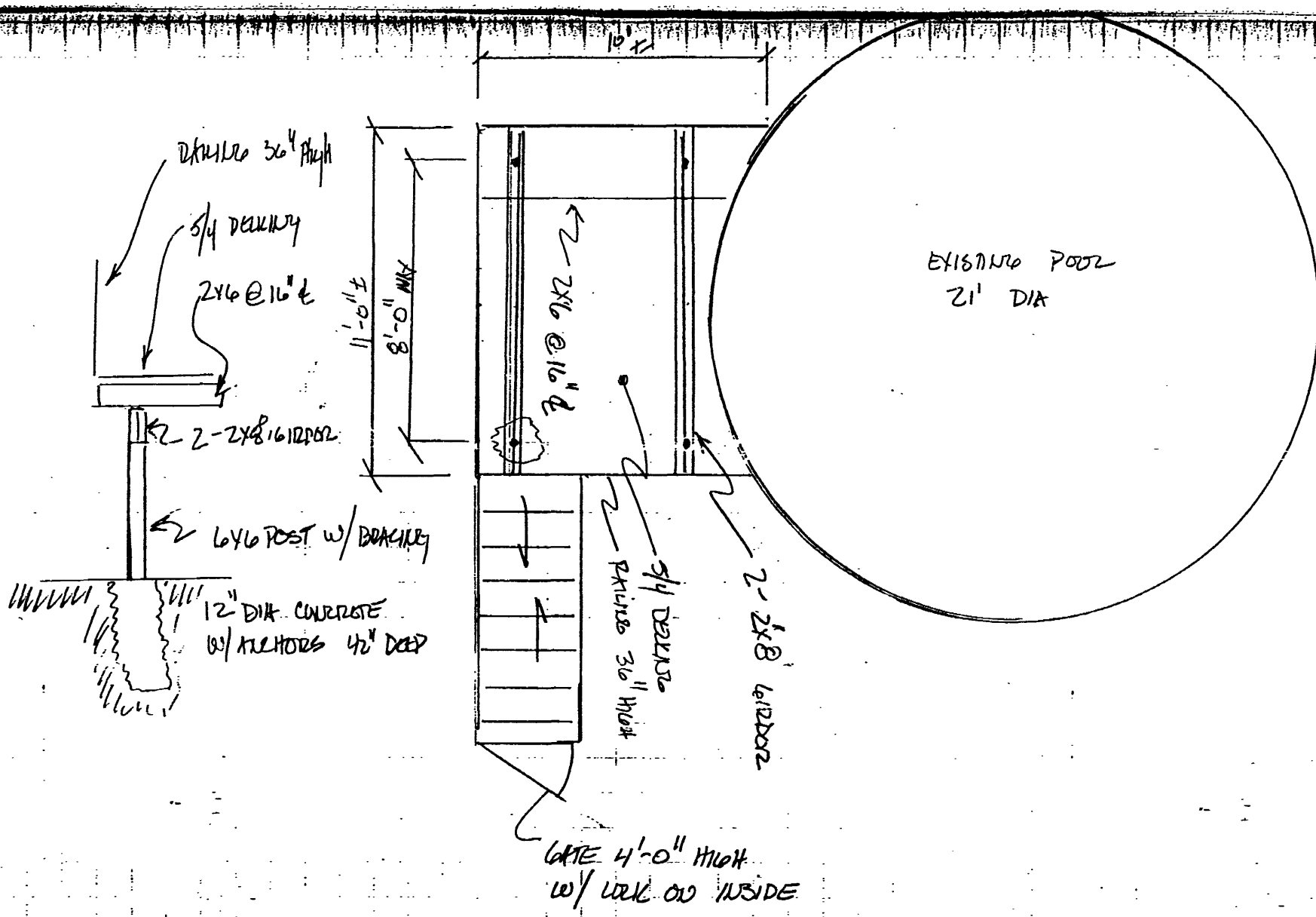
(19)  
 N/F  
 COTTON  
 (REPUTED OWNER)  
 LIBER 1765, PAGE



HILLTOP DRIVE

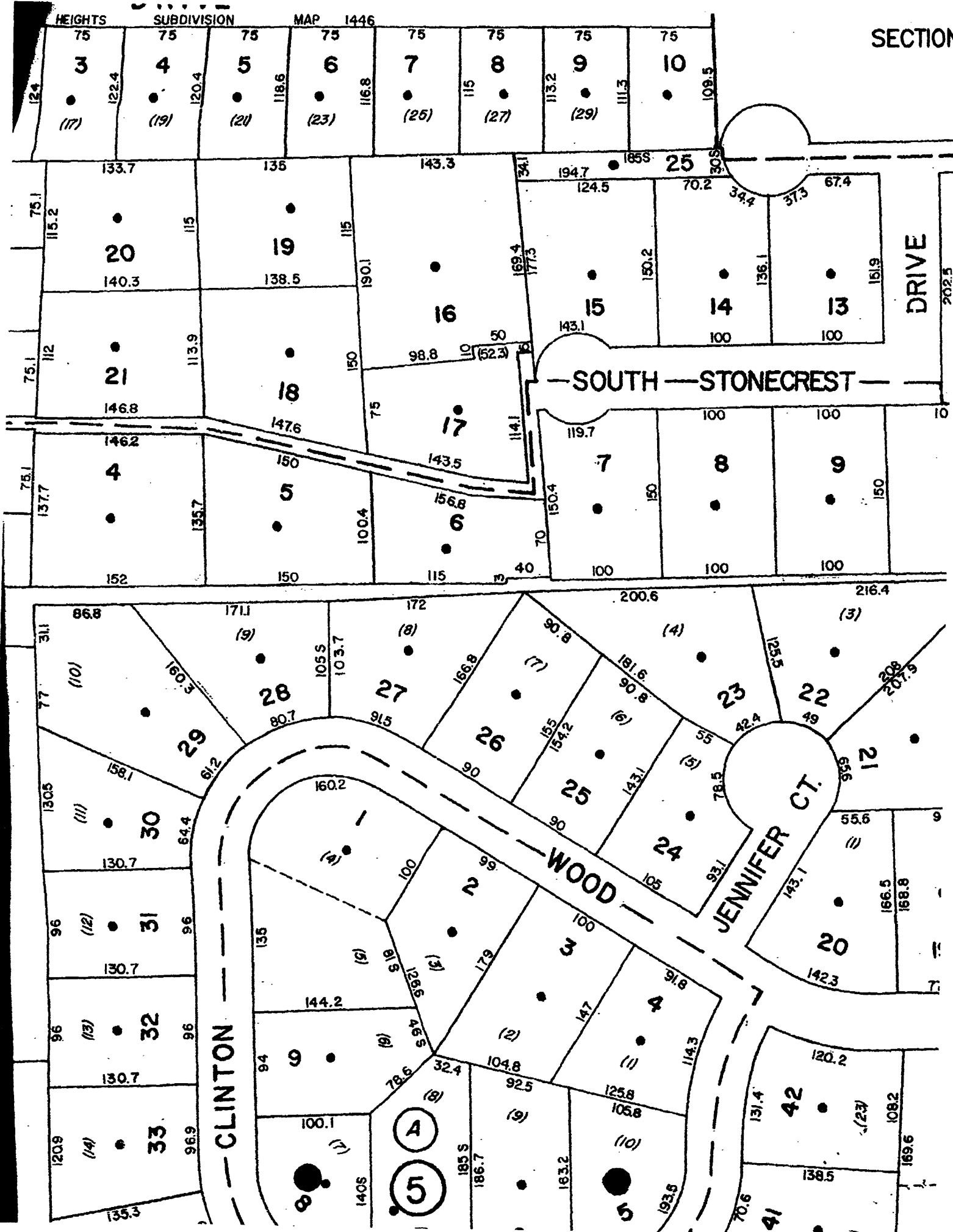
EDGE OF PAVEMENT  
 UTILITY POLE & OVERHEAD UTILITY LINES

1" = 20'



KELLOR  
HILLTOP DR





**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: SEPTEMBER 12, 2003**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 216.50 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #03-36**

**NAME: ALLEN KELLER**

**ADDRESS: 21 HILLTOP DRIVE**

**NEW WINDSOR, NY 12553**

**THANK YOU,**

**MYRA**

**L.R. 9-12-03**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**



FILE #03-36      TYPE: AREA

APPLICANT:  
ALLEN KELLER

TELEPHONE:    568-0120

RESIDENTIAL:	\$ 50.00	CHECK #238
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW:            RESIDENTIAL \$300.00      CHECK #237

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> <u>\$4.50 / PAGE</u>	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	— PAGES	\$ —	\$35.00
2 <sup>ND</sup> PRELIMINARY:	— PAGES	\$ —	\$ —
PUBLIC HEARING:	<u>3</u> PAGES	\$ <u>13.50</u>	\$ <u>35.00</u>
PUBLIC HEARING:	— PAGES	\$ —	\$ —
TOTAL:		\$ <u>13.50</u>	\$ <u>70.00</u>

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

ESCROW POSTED:      \$ 300.00  
LESS: DISBURSEMENTS:    \$ 83.50

AMOUNT DUE:      \$ —

REFUND DUE:      \$ 216.50

L.R. 9-12-03

ALLEN & STACY KELLER (#03-36)

MR. KANE: Request for 20 ft. rear yard setback for proposed pool deck at 21 Hilltop Drive in an R-4 zone.

Mr. and Mrs. Allen Keller appeared before the board for this proposal.

MR. KANE: Tell us again what you want to do.

MR. KELLER: We want to put a deck on the back of the house which will attach to the pool deck which has now been built on a separate permit and we need a 20 foot variance.

MR. KANE: You won't be creating any water hazards or runoffs with the pool?

MR. KELLER: No.

MR. KANE: Cutting down any trees or substantial vegetation?

MR. KELLER: No.

MR. KANE: Going across any easements?

MR. KELLER: No.

MR. KRIEGER: You have municipal water and sewer here?

MR. KELLER: Yes.

MR. KANE: Size of the deck that you're putting up is similar to other decks in your neighborhood?

MR. KELLER: Yes.

MR. KANE: Do you have steps coming down from the deck to the yard?

MR. KELLER: There will be, the stairs are going to

come down and attach to the lower deck.

MR. KANE: And you'll have self-closing, self-latching gates?

MR. KELLER: Yes.

MR. KRIEGER: Deck is adjacent to the house though right, it's attached to the house?

MR. KELLER: Right, attached to the house.

MR. KRIEGER: Is there an exit from the house onto the deck?

MR. KELLER: Yes, sliding glass doors which will have the alarm.

MR. KRIEGER: Without the deck, the person would fall a substantial distance?

MR. KELLER: Foot and a half.

MR. KRIEGER: Enough to likely sustain injury?

MR. KELLER: Enough to sustain injury.

MR. KANE: At this point, I'll open and close the public hearing.

MS. MASON: On the 29th of July, 71 addressed envelopes containing the notice of public hearing was mailed out, no responses.

MR. KANE: We'll bring it back to the board. Mike?

MR. REIS: Accept a motion?

MR. KANE: Steve, no questions?

MR. RIVERA: None at all.

August 11, 2003

33

MR. KANE: Yes, I will.

MR. REIS: I make a motion that we grant Allen and Stacy Keller their requested variance at 21 Hilltop Drive..

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. KANE	AYE



RESULTS OF Z.B. MEETING OF: August 11, 2003

PROJECT: Allen & Stacy Keller ZBA # 03-36  
P.B.#

**USE VARIANCE:**      **NEED: EAF** \_\_\_\_\_ **PROXY** \_\_\_\_\_

**LEAD AGENCY:** M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_\_N\_\_\_\_\_  
RIVERA \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_\_N\_\_\_\_\_  
REIS \_\_\_\_\_  
MINUTA \_\_\_\_\_  
KANE \_\_\_\_\_

**NEGATIVE DEC:** M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_N\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_N\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**PUBLIC HEARING:** M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_\_N\_\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_\_N\_\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**APPROVED:** M)\_\_\_\_S)\_\_\_\_ VOTE: A\_\_\_\_N\_\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_N\_\_\_\_  
 REIS \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

**SCHEDULE PUBLIC HEARING:** M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_  
RIVERA \_\_\_\_\_  
MCDONALD \_\_\_\_\_  
REIS \_\_\_\_\_  
MINUTA \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y\_\_\_\_\_ N\_\_\_\_\_

**PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES** yes

**VARIANCE APPROVED:** M) KS S) KU VOTE: A 3 N 0.

RIVERA	<i>A</i>
<del>MCDONALD</del>	
REIS	<i>A</i>
<del>NINUTA</del>	
KANE	<i>A</i>

**CARRIED: Y ✓ N   .**

[illegible]

-----X

**JENNIFER MEAD**  
**Notary Public, State Of New York**  
**No. 01ME6050024**  
**Qualified In Orange County**  
**Commission Expires 10/30/ 2006**



**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

**Appeal No. 03-36**

**Request of ALLEN AND STACY KELLER**

**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for 20 ft. Rear Yard Setback for proposed pool deck**

**being a VARIANCE of Section G-8 BULK TABLES**

**for property located at: 21 HILLTOP DRIVE - NEW WINDSOR, NY**

**known and designated as tax map Section 19 Block 3 Lot 5**

**PUBLIC HEARING will take place on AUGUST 11TH, 2003**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**

  
Chairman



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

July 17, 2003

Allen & Stacy Keller  
21 Hilltop Drive  
New Windsor, NY 12553

Re: 19-3-5 ZBA#03-36

Dear Mr. & Mrs. Keller:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

*J. Todd Wiley* *baw*  
J. Todd Wiley, IAO  
Sole Assessor

JTW/baw  
Attachments

CC: Myra Mason, ZBA

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

**Appeal No. 03-36**

**Request of ALLEN AND STACY KELLER**

**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for 20 ft. Rear Yard Setback for proposed pool deck**

**being a VARIANCE of Section G-8 BULK TABLES**

**for property located at: 21 HILLTOP DRIVE - NEW WINDSOR, NY**

**known and designated as tax map Section 19 Block 3 Lot 5**

**PUBLIC HEARING will take place on AUGUST 11TH, 2003**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**

  
Chairman

# **TOWN OF NEW WINDSOR** **REQUEST FOR NOTIFICATION LIST**

DATE: 07-15-2003 PROJECT NUMBER: ZBA# 03-36 P.B. # \_\_\_\_\_

APPLICANT NAME: ALLEN & STACY KELLER

PERSON TO NOTIFY TO PICK UP LIST:

ALLEN & STACY KELLER  
21 HILLTOP DRIVE  
NEW WINDSOR, NY 12553

TELEPHONE: 568-0120

TAX MAP NUMBER: SEC. 19 BLOCK 3 LOT 5  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY LOCATION: 21 HILLTOP DRIVE  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: \_\_\_\_\_

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) \_\_\_\_\_

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD XX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 239

TOTAL CHARGES: \_\_\_\_\_



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

July 17, 2003

Allen & Stacy Keller  
21 Hilltop Drive  
New Windsor, NY 12553

Re: 19-3-5 ZBA#03-36

Dear Mr. & Mrs. Keller:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/baw  
Attachments

CC: Myra Mason, ZBA

16-3-1  
Alice & Rocco V. Randazzo Jr.  
5 Oakridge Drive  
New Windsor, NY 12553

16-3-16  
Sharon & Kenneth Garde  
10 Stonecrest Drive  
New Windsor, NY 12553

16-3-17  
Mike, Frank & Adam Borth  
12 Stonecrest Drive  
New Windsor, NY 12553

16-3-18  
Carmine & Louise Damario  
40 Clancy Ave  
New Windsor, NY 12553

16-3-19  
Robert & Audrey Fitzgerald  
11 Oak Ridge Drive  
New Windsor, NY 12553

16-3-20; 19-3-1; 19-4-1  
555 Union Ave  
New Windsor, NY 12553

16-4-2  
Clifford & Patricia Budney  
12 Veronica Ave  
New Windsor, NY 12553

16-4-8  
Lucy Gillmeier & Brennan Barnes  
12 Victory Lane  
New Windsor, NY 12553

16-4-9  
John Constantino  
18 Victory Lane  
New Windsor, NY 12553

16-4-10  
Joseph Lazzopina  
8 Oak Ridge Drive  
New Windsor, NY 12553

16-4-11  
Victor & Nancy Navarro  
10 Oak Ridge Drive  
New Windsor, NY 12553

16-4-13  
Carmello & Dorothy Granata  
12 Oak Ridge Drive  
New Windsor, NY 12553

16-4-14  
John & Georgette Evans  
30 Hilltop Drive  
New Windsor, NY 12553

16-4-15  
Henry & Sharon Romanowski  
28 Hilltop Drive  
New Windsor, NY 12553

16-4-16  
Norman & Linda Snarr  
26 Hilltop Drive  
New Windsor, NY 12553

16-4-17  
Myron & Gertrude Westall  
24 Hilltop Drive  
New Windsor, NY 12553

16-4-18  
William & Eileen Carr  
22 Hilltop Drive  
New Windsor, NY 12553

16-4-19  
Jerome & Jeanne Alperovitz  
20 Hilltop Drive  
New Windsor, NY 12553

16-4-20  
Richard Perna  
2980 Summit Drive So.  
Mobile, Alabama 36618

16-4-21  
Richard Stefanchik  
16 Hilltop Drive  
New Windsor, NY 12553

16-4-22  
Barbara Monte  
14 Hilltop Drive  
New Windsor, NY 12553

16-4-23  
Francis & Colleen Donnery  
12 Hilltop Drive  
New Windsor, NY 12553

16-4-24  
Pamela Freeman  
10 Hilltop Drive  
New Windsor, NY 12553

16-4-25  
Robert Hatfield  
8 Hilltop Drive  
New Windsor, NY 12553

16-4-36  
County of Orange  
255-275 Main Street  
Goshen, NY 10924

19-1-4  
Edward & Barbara Johnson  
7 Hilltop Drive  
New Windsor, NY 12553

19-1-5  
Miner & Ann Marie McMillen  
9 Hilltop Drive  
New Windsor, NY 12553

19-1-6  
Gerald & Patricia Wright  
11 Hilltop Drive  
New Windsor, NY 12553

19-1-7  
Alfred & Catherine Caronia  
2 Windsor Drive  
New Windsor, NY 12553

19-1-8  
Armond & Lucille Carbone  
4 Windsor Drive  
New Windsor, NY 12553

19-1-9

Brenda Puglio & Carl Heitmuller  
6 Windsor Drive  
New Windsor, NY 12553

19-3-6

Robert & Catherine Kolb Costello  
23 Hilltop Drive  
New Windsor, NY 12553

19-3-18

Heather Parrone  
26 Stonecrest Drive  
New Windsor, NY 12553

19-2-2

Thomas & Bonnie Collins  
5 Windsor Drive  
New Windsor, NY 12553

19-3-7

Kenneth Gorelick & Denise Stock  
25 Hilltop Drive  
New Windsor, NY 12553

19-3-19

Vendee Mortg. Trust 1998-1 w/ Bankers Trust  
CO of Cal Trustee  
C/o Countrywide Home Loans SV-24  
400 Countrywide Way, Simi Valley, CA 93065

19-2-3

Charles & Rose Grossholz  
3 Windsor Drive  
New Windsor, NY 12553

19-3-8

Marion Tierney  
27 Hilltop Drive  
New Windsor, NY 12553

19-3-20

John & Patricia Mullarkey  
35 Stonecrest Drive  
New Windsor, NY 12553

19-2-4

William & Mary McGovern  
1 Windsor Drive  
New Windsor, NY 12553

19-3-9

Peter Loger  
29 Hilltop Drive  
New Windsor, NY 12553

19-3-21

Alan & Joseph Nucifore  
31 Stonecrest Drive  
New Windsor, NY 12553

19-2-5

Thomas Nucifore  
11 Sunset Drive  
New Windsor, NY 12553

19-3-10

Peter Leroze  
31 Hilltop Drive  
New Windsor, NY 12553

19-3-22

Wilma & James Horos  
22 Sunset Drive  
New Windsor, NY 12553

19-2-6

Viola Kaliniak  
9 Sunset Drive  
New Windsor, NY 12553

19-3-13

Thomas & Joni Armstrong  
14 Stonecrest Drive  
New Windsor, NY 12553

19-3-23

William & Mary Hudson  
24 Sunset Drive  
New Windsor, NY 12553

19-2-7

Roberta Puglio  
7 Sunset Drive  
New Windsor, NY 12553

19-3-14

Robert & Lucy Pisacnona  
16 Stonecrest Drive  
New Windsor, NY 12553

19-3-24

Maria Johnston  
26 Sunset Drive  
New Windsor, NY 12553

19-3-2

Raymont & Ruth Decker  
15 Hilltop Drive  
New Windsor, NY 12553

19-3-15

Raymond & Gladys Patnode  
18 Stonecrest Drive  
New Windsor, NY 12553

19-4-2

John & Jeanne Sherman  
18 Sunset Drive  
New Windsor, NY 12553

19-3-3

Michael & Carole Monkowski  
17 Hilltop Drive  
New Windsor, NY 12553

19-3-16

Harry Vanderveer & Sharon Baker  
20 Stonecrest Drive  
New Windsor, NY 12553

19-4-3

Fred Howard Staples & Marian Smith  
20 Sunset Drive  
New Windsor, NY 12553

19-3-4

Dewey & Carol Ann Cotton  
19 Hilltop Drive  
New Windsor, NY 12553

19-3-17

Thomas & Connie DiCarrado  
Angola Road  
Cornwall, NY 12518

19-4-4

William Roberson  
29 Stonecrest Drive  
New Windsor, NY 12553

19-4-5  
John & Victoria Hans  
23 Stonecrest Drive  
New Windsor, NY 12553

19-4-102  
Leo Cintron  
10 Regina Drive  
Highland Mills, NY 10930

19-4-6  
Ronald Buckner  
21 Stonecrest Drive  
New Windsor, NY 12553

19-4-7  
Teresa & Edgardo Vega  
19 Stonecrest Drive  
New Windsor, NY 12553

19-4-8  
David & Gailanne Hickey  
17 Stonecrest Drive  
New Windsor, NY 12553

19-4-9  
Karen Marie Rocco  
15 Stonecrest Drive  
New Windsor, NY 12553

19-4-23  
David & Kathleen Maksomski  
4 Jennifer Ct  
New Windsor, NY 12553

19-4-26  
James & Linda Mangan  
21 Clintonwood Drive  
New Windsor, NY 12553

19-4-27  
George Botzakis  
23 Clintonwood Drive  
New Windsor, NY 12553

19-4-28  
Thomas & Rose Ann Ponesse  
25 Clintonwood Drive  
New Windsor, NY 12553

19-4-29  
Daniel & Jeannette Brody  
27 Clintonwood Drive  
New Windsor, NY 12553



**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#727-2003**

**07/28/2003**

**Keller, Allen J.  
21 Hilltop Drive  
New Windsor, NY 12553**

**Received \$ 70.00 for Assessors List, on 07/28/2003. Thank you for stopping  
by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



RESULTS OF Z.B.A. MEETING OF:

July 14, 2003

PROJECT: Allen Keller

ZBA # 03-36

P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

NEGATIVE DEC: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

PUBLIC HEARING: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

APPROVED: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) RS S) RV VOTE: A 4 N  
RIVERA A  
MCDONALD A  
REIS A  
KANE A  
TORLEY A

minuta

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) S) VOTE: A N

RIVERA  
MC DONALD  
REIS  
KANE  
TORLEY

CARRIED: Y N

Pool safer w/deck

Same as other decks

No trees - complaints - easements - runoff



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## ZONING BOARD OF APPEALS

July 7, 2003

Allen J. Keller  
21 Hilltop Drive  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-36

Dear Mr. & Mrs. Keller:

This letter is to inform you that you have been placed on the July 14th, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

21 Hilltop Drive  
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

---

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#659-2003**

**07/03/2003**

# 03-36 application fee  
**Keller, Allen  
21 Hilltop Drive  
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees, on 07/03/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: JULY 3, 2003

FOR: ESCROW #03-36

FROM: ALLEN J. KELLER

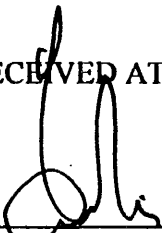
21 HILLTOP DRIVE

NEW WINDSOR, NY 12553

CHECK NUMBER: 237

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

7/7/03  
\_\_\_\_\_  
DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU



TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE



28 June 03 Application Type: Use Variance ☐ Area Variance ☒  
Date Sign Variance ☐ Interpretation ☐

I. **Owner Information:** Phone Number: (845) 568-0120  
Allen J Keller & Stacy L Harris-Keller Fax Number: ( )  
(Name)  
21 Hilltop Dr New Windsor NY 12553  
(Address)

II. **Purchaser or Lessee:** Phone Number: ( )  
N/A Fax Number: ( )  
(Name)  
  
(Address)

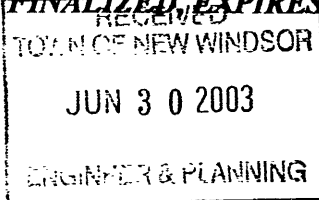
III. **Attorney:** Phone Number: ( )  
N/A Fax Number: ( )  
(Name)  
  
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number (845) 566-3337  
Leigh Lydecker Fax Number: ( )  
(Name)  
48 Tiffany Lane Wallkill NY 12589  
(Address)

V. **Property Information:**  
Zone: R-4 Property Address in Question: 21 Hilltop Dr New Windsor  
Lot Size: \_\_\_\_\_ Tax Map Number: Section 19 Block 3 Lot 5  
a. What other zones lie within 500 feet? \_\_\_\_\_  
b. Is pending sale or lease subject to ZBA approval of this Application? NO  
c. When was property purchased by present owner? APRIL 1997  
d. Has property been subdivided previously? NO If so, When: \_\_\_\_\_  
e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? NO  
f. Is there any outside storage at the property now or is any proposed? YES

\*\*\*\*PLEASE NOTE:\*\*\*\*

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE  
OF SUBMITTAL.



03-36

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)**

Area Variance requested from New Windsor Zoning Local Law,

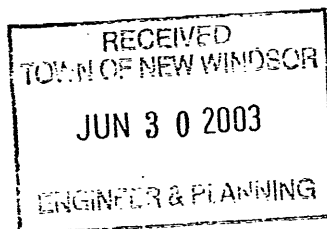
<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.		
Reqd. Rear Yd.	40'	20'
Reqd. St Front*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*		
Floor Area Ration**		
Parking Area		

\*Residential Districts Only

\*\*Non-Residential Districts Only

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**



**03-36**  
COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

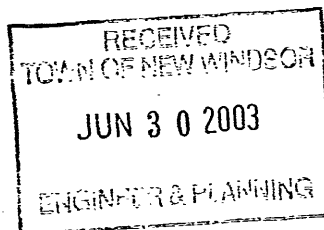
- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

THE PROPOSED DECK, FOR WHICH THIS  
VARIANCE IS SOUGHT, WOULD BE BUILT TO INCREASE THE QUALITY OF  
LIFE FOR OUR FAMILY. THIS WOULD BE ACCOMPLISHED BY PROVIDING AN AESTHETICALLY  
PLEASING, CONTRACTOR BUILT, AREA FROM WHICH TO ENJOY THE OUTDOORS AND PROVIDE  
A SAFER AND MORE CONVENIENT ACCESS TO THE EXISTING POOL. ADDITIONALLY, THIS  
STRUCTURE WOULD TAKE THE PLACE OF THE PREVIOUS OWNER'S DETERIORATING BRICK  
PATIO AND POORLY LAID CONCRETE SLAB, THUS ADDING VALUE TO THE OVERALL PROPERTY.  
ALL OF THIS WOULD BE ACCOMPLISHED WITH, IN MY OBSERVATION, NO DETRIMENT  
TO THE NEIGHBORHOOD OR COMMUNITY AND NO IMPACT ON THE PHYSICAL OR  
ENVIRONMENTAL CONDITIONS OF THE SAME.

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**



**03-36**

**COMPLETE THIS PAGE ☐**



**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

THE ENTIRE BACKYARD IS ENCLOSED BY AN EXISTING CHAIN LINK FENCE.

AND NUMEROUS TREES, BUSHES AND PLANTS.

**XIII. ATTACHMENTS REQUIRED:**

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
  - ☐ One in the amount of \$ 300.00 or 500.00, (escrow)
  - ☐ One in the amount of \$ 50.00 or 150.00, (application fee)
  - ☐ One in the amount of \$ 25.00, (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

30<sup>th</sup> day of June 2003,

Allen J Keller  
Owner's Signature (Notarized)

ALLEN J KELLER  
Owner's Name (Please Print)

Deborah Green  
Signature and Stamp of Notary

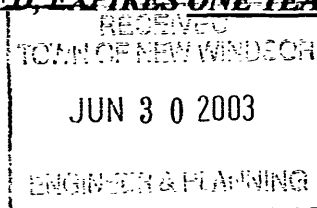
\_\_\_\_\_  
Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065

Commission Expires July 15, 2003

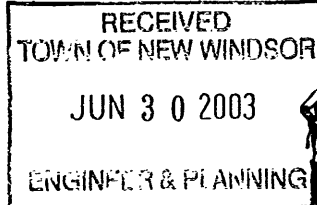


**03-36**  
COMPLETE THIS PAGE ☐



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NY 12553  
(845) 563-4615 (MYRA MASON)



## ZONING BOARD PROCEDURES

**PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.**

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

**RESIDENTIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00*

**MULTI-FAMILY: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**COMMERCIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**INTERPRETATION: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

\*

**ESCROW**

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

THE APPLICANT WILL BE BILLED DIRECTLY FOR THE PUBLIC HEARING ADVERTISEMENT IN THE "SENTINEL NEWSPAPER"

\*\*

LIST OF PROPERTY OWNERS  
WITHIN 500 FT. RADIUS OF  
PROPERTY IN QUESTION:

APPROXIMATE COST FOR  
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES  
IS \$1.00 EA. ADDITIONAL  
NAME

FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

**NOTE:**

**IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.**

**\* \* MUST READ AND SIGN \* \***

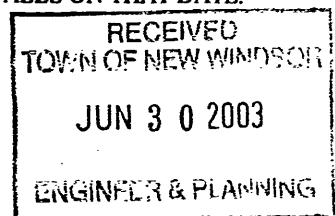
***I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your escrow posted).***

*Allen Keller*  
SIGNATURE

*28 June 03*  
DATE

**NOTE:**

THE ZBA MEETS ON THE 2<sup>ND</sup> AND 4<sup>TH</sup> MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.  
(JULY AND AUGUST - ONE MEETING PER MONTH ONLY)



PAGE 2

COMPLETE THIS PAGE ☐

**03-36**